

**MINUTES
ZONING BOARD OF ADJUSTMENT
MARCH 16, 2010**

1. CALL TO ORDER – O'Reilly called the meeting to order at 4:00 p.m.

2. ROLL CALL

Members Present: Garst, Mescher, O'Reilly and Andrews (arrived after roll call)
Absent: Behrens
Staff: Malmquist, Sall and Wade

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF AGENDA

Motion by Mescher, second by Garst to adopt the agenda as printed. Motion carried by unanimous voice vote.

5. APPROVAL – MINUTES OF DECEMBER 15, 2009 MEETING

Motion by Garst, second by Mescher to approve the minutes as written. Motion carried by unanimous voice vote.

6. PROOF OF PUBLICATION – Sall

7. REVIEW OF MEETING PROCEDURES – O'Reilly

8. PUBLIC HEARINGS

A. CASE #CU-10-001: Public hearing on the request of AT&T Mobility for a conditional use permit to allow a 180-foot monopole communication tower within a 60' x 60' leased area at 1110 State Orchard Road.

Steve Ward, Ward Development Services, 15 Park Place Professional Centre, Swansea, IL 62226, said AT&T Mobility is proposing a 180-foot tall monopole within a 60' x 60' lease area in the northeast area of the subject property. The tower, which will be built and owned by American Towers, will have co-location areas for three other carriers. He said the tower is needed for extra capacity and due to an existing "hole" in the coverage in this area. He also said they will meet all zoning and conditional use conditions.

Mescher asked if the neighbor to the north has had his concerns addressed. Ward said he had addressed those concerns. He said if a tower fails, it is usually a guy tower in which the lattice will fail. The proposed tower is a monopole tower which is designed to withstand 100 mph winds when covered in ice. He said it would bend but not fail.

O'Reilly asked if a permanent generator will be located in the shelter. Ward said no, that a temporary generator will be used which will come on only if power has been interrupted for more than 8 hours.

Joseph Hancock, 16520 State Orchard Road, said he is not against the tower but is concerned that it will be too close to his house. He also asked if there will be any noise. Malmquist clarified that the tower will be 100 feet away from the property line and Ward said there will be no noise.

Motion by Mescher, second by Andrews, to approve the applicants request for a conditional use permit subject to the conditions in the staff report.

VOTE: AYE – Andrews, Garst, Mescher and O'Reilly. NAY – None. ABSTAIN – None. ABSENT – Behrens. Motion carried.

B. CASE #CU-90-002: Public hearing on the request of the Community Development Department to revoke the conditional use permit approved on February 20, 1990 to allow a salvage operation in a GM/General Manufacturing district which is within 1,000 feet of 23rd Avenue and South 24th Street, located at 2230 – 23rd Avenue, legally described as Lots 3 through 12, Block 12, Railroad Addition.

Malmquist said the condition use permit should be revoked because a salvage operation is no longer operating at this location.

Motion by Mescher, second by Garst, to revoke the conditional use permit issued in Case #CU-90-002.

VOTE: AYE – Andrews, Garst, Mescher and O'Reilly. NAY – None. ABSTAIN – None. ABSENT – Behrens. Motion carried.

9. OTHER BUSINESS

A. Election of Officers

Motion by Andrews, second by Mescher to elect Garst as Chair and Behrens as Vice-Chair. Motion carried by unanimous voice vote.

B. Other items of interest

1. Discussion of term expirations.
2. Scheduling of rubble dump revocation

10. ADJOURNMENT – O'Reilly adjourned the meeting at 4:17 p.m.